

IN RE: PETITION FOR VARIANCE  
9611 Belair Road,  
E/S Belair Road  
115' SW of C/L  
Chapel Road 11th Election  
District, Fifth  
Councilmanic District

CLOVERLAND FARMS DAIRY,  
INC.,

Petitioner

BEFORE THE  
DEPUTY ZONING  
COMMISSIONER FOR  
BALTIMORE COUNTY  
Case No.: 95-24-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance filed by the legal owners of the subject property, Cloverland Farms Dairy, Inc., by and through their attorney, Julius W. Lichter, Esquire. The Petitioner requests relief from Section 409.6(A)(2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 13 parking spaces in lieu of the required 40 spaces in accordance with Petitioner's Exhibit 1.

Appearing and testifying on behalf of the Petition were Edwin S. Howe III, a professional engineer who prepared the site plan for the property, and Douglas Parker the proprietor of a bakery/restaurant proposed for the subject location. The Petitioner was represented by Julius W. Lichter, Esquire and Howard Alderman, Esquire. There were no Protestants.

The proffered testimony presented by Julius W. Lichter, Esquire indicated that the subject property, comprised of approximately .31± gross acres is located in the Southeast side of

Belair Road and that the entire subject property is zoned BL-CN5.

The proffer and testimony indicated that while the variance requested is necessitated by the seating area for approximately 30 patrons, the business will be primarily a bakery with accessory food items for sale to a predominately carry-out customer with some seating for people wishing to eat on the premises. The hours of operation will be from 6:00 a.m. to 9:00 p.m. There is no enlargement of the existing building planned, the building having been occupied by a High's Convenience Store which has been closed for six (6) months. In response to the suggestions of the Department of Public Works, the Petitioner has submitted as Petitioner's Exhibit No. 2, a plan showing that four (4) additional parking spaces will be provided for employee parking.

The variance requested would permit the subject property to be used for a permitted purpose. I am persuaded by the proffered testimony that due to the size, shape and configuration of the subject property, that strict compliance with the BCZR would result in practical difficulty as related to the proposed use. The testimony indicated that the relief requested was the minimum relief necessary, that it would do substantial justice to the Petitioner and other property owners in the district, and that it could be granted within the spirit and intent of the BCZR without jeopardizing the security of the public health, safety and welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and its property. Mclean v. Soley, 270 Md. 208 (1983).

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

It is clear from the testimony that if the variance requested is granted, the proposed use will not be contrary to the spirit of the BCZR and will not result in any injury to the public good.

3

ORIGINAL RECEIVED FOR FILING

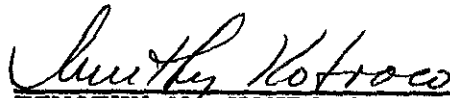
63



Pursuant to the advertisement, posting of the subject property, and public hearing on the Petition held, and for the reasons given above, the Petition for Variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24<sup>th</sup> day of August, 1994 that the Petition for Variance from BCZR Sections 409.6 (A)(2) to permit 13 parking spaces in lieu of the required forty (40), as more particularly described in Petitioner's Exhibits 1 and 2 are hereby GRANTED, subject, however to the restriction below:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

August 24, 1994

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue, Suite 113  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
E/S Belair Road, 115' SW of the c/l of Chapel Road  
(9611 Belair Road)  
11th Election District - 5th Councilmanic District  
Cloverland Farms Dairy, Inc. - Petitioner  
Case No. 95-24-A

Dear Mr. Lichter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File

MICROFILMED





# Petition for Variance

95-24-A

## to the Zoning Commissioner of Baltimore County

for the property located at 9611 Belair Road, Perry Hall

which is presently zoned BL-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.6.A.2 to permit 13 parking spaces in lieu of the required 40.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

site constraints, irregular shape of the lot, and additional reasons to be presented at the public hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Douglas Parker

(Type or Print Name)

Signature

1 Perry Ridge Court

Address

Baltimore, MD 21237

City

State

Zipcode

Attorney for Petitioner:

Julius W. Lichter

(Type or Print Name)

Signature

305 W. Chesapeake Ave., #113

Address

Towson, MD 21204

City

State

Zipcode

Phone No. 321-0600

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Cloverland Farms Dairy, Inc.

(Type or Print Name)

Signature

By: John M. Kemp

(Type or Print Name)

Signature

2200 N. Monroe Street (669-2222)

Address

Phone No

Baltimore, MD 21217

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Julius W. Lichter

Name

305 W. Chesapeake Ave. 321-0600

Address

Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Unavailable for Hearing

the following dates 9-6-94 Next Two Months

ALL OTHER

REVIEWED BY: [Signature]

DATE 7-22-94

Printed with Soybean Ink  
on Recycled Paper

ORDER RECEIVED FOR FILING

DATE

**KCW Consultants, Inc.**

*Civil Engineers and Land Surveyors*

3104 Timanus Lane, Suite 101 / Baltimore, Maryland 21244

(410) 281-0030 / 281-0033 / Fax (410) 298-0604

95-24-A

#24

May 26, 1994

**ZONING DESCRIPTION OF PROPERTY OF  
CLOVERLAND FARMS DAIRY, INC.**

Located at 9611 Belair Road  
Perry Hall, Maryland 21236

11th Election District  
Baltimore County, Maryland

Deed Reference: E.H.K., Jr. 5566 Page 347

BEGINNING at a point on the east side of Belair Road, 60 feet wide at the distance of 155 feet, more or less, southwest of the centerline of Chapel Road, 60 feet wide. Thence the following courses and distances:

1. S 50°30'10" E 73.27 feet;
2. S 09°16'50" W 144.08 feet;
3. N 48°13'00" W 150.90 feet;
4. N 41°54'50" E 118.59 feet to the place of beginning as recorded in deed Liber E.H.K., Jr. 5566 Page 347.

Containing 0.3101 acres of land, more or less.

RECORDED  
MAY 27 1994  
BALTIMORE COUNTY, MD

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Townson, Maryland

93-24-A

District 11th

Date of Posting 9/5/94

Posted for: Variance

Petitioner: Cloroxland Farm Dairy, Inc. & Douglas Park

Location of property: 9611 Belair Rd, E/S

Location of Signs: Facing roadway, on property being zoned

Remarks: \_\_\_\_\_

Posted by M. H. Hardy

Signature

Date of return: 9/5/94

Number of Signs: 1

UNRECORDED



# CERTIFICATE OF PUBLICATION

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-24-A  
(Item 24)  
9611 Belair Road, 155' SW  
of c/l Chapel Road  
11th Election District  
5th Councilmanic  
Legal Owner(s):  
Cloverland Farms Dairy,  
Inc.  
Contract Purchaser(s):  
Douglas Parker  
Hearing: Wednesday,  
August 24, 1994 at 11:00  
a.m. in Rm. 106, County Of-  
fice Building.

Variance to permit 13 park-  
ing spaces in lieu of the re-  
quired 40.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible; for special ac-  
commodations Please Call  
887-3353.

(2) For information concern-  
ing the File and/or Hearing, Please  
Call 887-3391.  
8/026 August 4.

TOWSON, MD.,

August 5, 1994

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on Aug 4, 1994.

THE JEFFERSONIAN,

*A. Henrickson*  
LEGAL AD. - TOWSON

~~\*\*\*\*\*~~

1994 AUG 11 10:10



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-24-A

Account: R-001-6150

Date 7-22-94

Item Number 24

Taken in by: *[Signature]*

Owner Cloverland Farms Dairy Inc.

Contract Purchaser/Lessee Douglas Parker

Site: 9611 Belair Rd

# 020 Commercial Variance Filing Fee \$ 250.<sup>00</sup>

# 080 Sign & posting 35.<sup>00</sup>

Total \$ 285.<sup>00</sup>

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Case No.: \_\_\_\_\_ Item No.: 24

Petitioner: Douglas Parker / Cloverland Farms Dairy, Inc.

LOCATION: 9611 Belair Road, Perry Hall

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. Douglas Parker

ADDRESS: 1 Perry Ridge Court

Baltimore, MD 21237

PHONE NUMBER: 665-2547

AJ:ggs  
(Revised 3/29/93)

*[Handwritten signature]*



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-24-A (Item 24)

9611 Belair Road, 155' SW of c/l Chapel Road

11th Election District - 5th Councilmanic

Legal Owner(s): Cloverland Farms Dairy, Inc.

Contract Purchaser(s): Douglas Parker

HEARING: WEDNESDAY, AUGUST 24, 1994 at 11:00 a.m. in Rm. 106 County Office Building.

Variance to permit 13 parking spaces in lieu of the required 40.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Cloverland Farms Dairy, Inc.  
Douglas Parker  
Julius W. Lichter, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

August 19, 1994.

(410) 887-3353

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue  
Suite 113  
Towson, MD 21204

RE: Item No. 24, Case No. 95-24-A  
Petitioner: Cloverland Farms Dairy, Inc.  
Petition for Variance

Dear Mr. Lichter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 23, 1994, and a hearing scheduled accordingly.

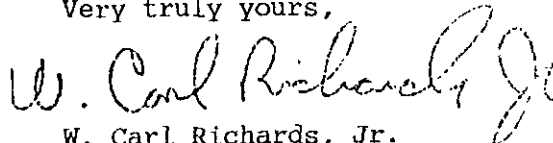
The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", written in dark ink.

W. Carl Richards, Jr.  
Zoning Coordinator

WCR:jw

Enclosures

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/29/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 15, 16, 17, 18, 19, 21,  
22, 23 AND 24.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

SEARCHED



**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

8-3-94

*JULIE WINIARSKI:*

Ms. ~~Charlotte Minton~~  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: *+24 (JJS)*

*WINIARSKI:*  
Dear Ms. ~~Minton~~:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for* **DAVID N. RAMSEY, ACTING CHIEF**  
~~John Contestabile, Chief~~  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

hearing 8/24/94

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 12, 1994

95-24

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 24, 25, 26, 29, 30, 31, 32, 33 and 34.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Edna L. Kerns

PK/JL:lw

RE: PETITION FOR VARIANCE	*	BEFORE THE
9611 Belair Road, E/S Belair Road,	*	ZONING COMMISSIONER
155' SW of c/l Chapel Road, 11th	*	OF BALTIMORE COUNTY
Election Dist., 5th Councilmanic	*	CASE NO. 95-24-A
Cloverland Farms Dairy, Inc.		
Petitioners		

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

1" = 200'

PHOTOGRAPHIC MAP

N.E. 11-H

#24

95-24-A

SITE

MICROFILMED

EX. MACADAM  
PARKING LOT

EX. MAC. CURB.

EX. MAC. CURB

EX. CONC. CORB  
EX. CONC. WALK  
EX. ROOF OVER HALL

EX. MC. ORB

AT 1 ORICK BLDS  
E 2575

EXCEFT HIGH CHAIN  
LINK AG ENCLOSED

8

144.081  
E. SWALE  
GRASS

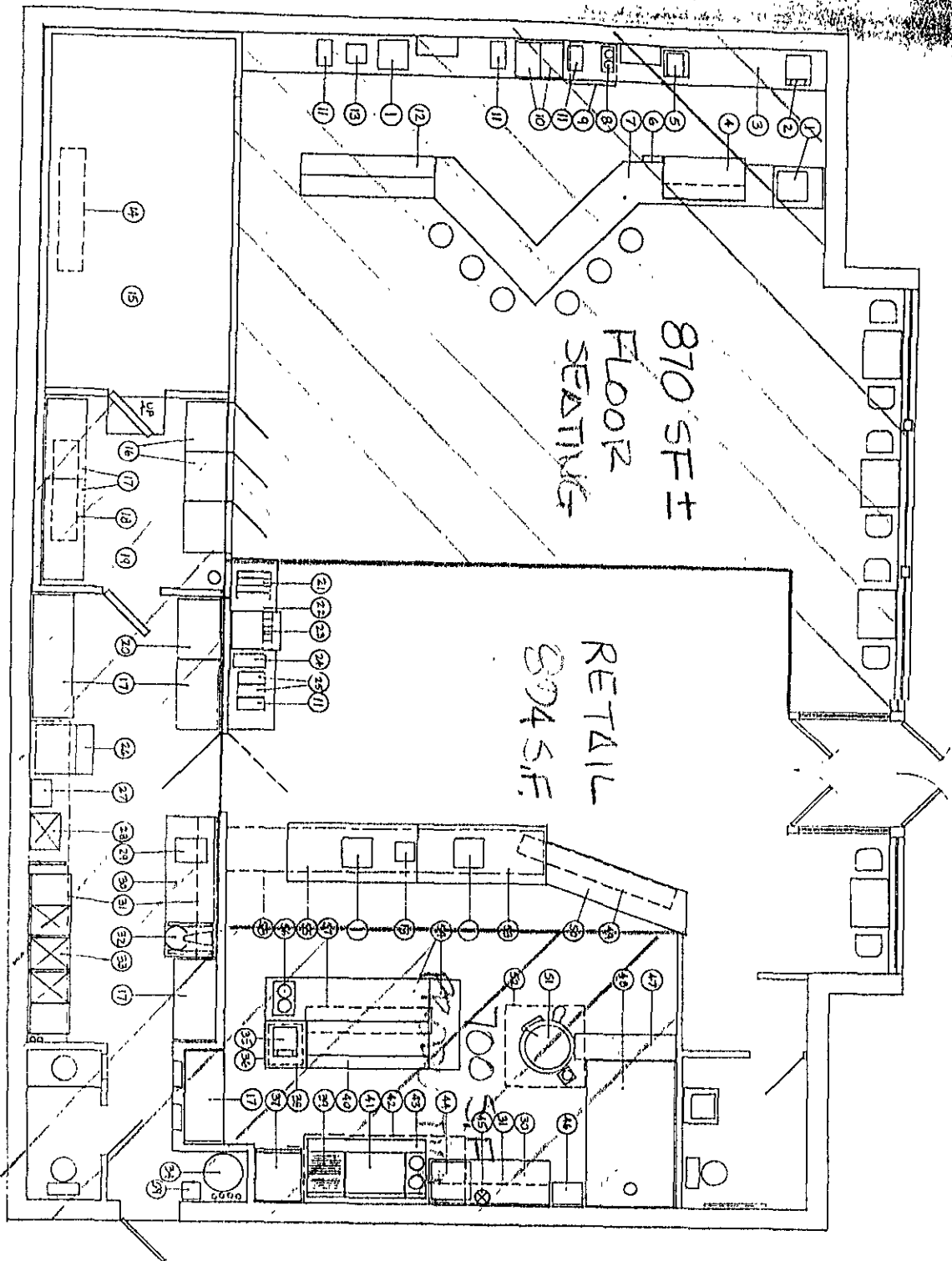
 $\mathbb{F}_q[x]$ 

EX BANK

PADONIA ASSOCIATES  
5831/081  
ACCT. NO. 17-00-014315  
TAX MAP 72 PARCEL 21  
ZONED 'BL'

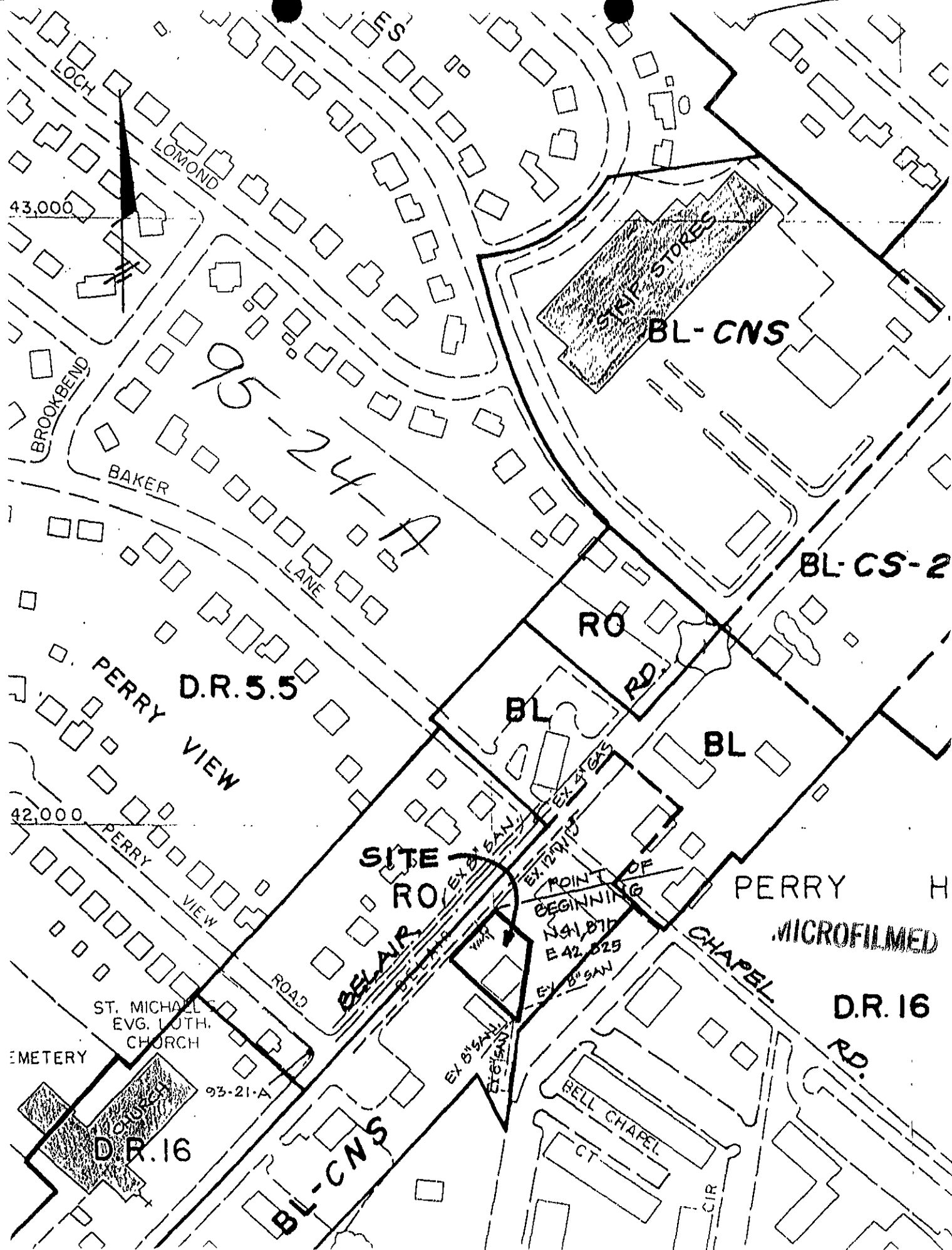
**PETITIONER'S  
EXHIBIT NO. 2**

EX. 81 SAN.  
PAGE NO. 59-382



**PETITIONER'S  
EXHIBIT NO. 3**

**MICROFILMED**

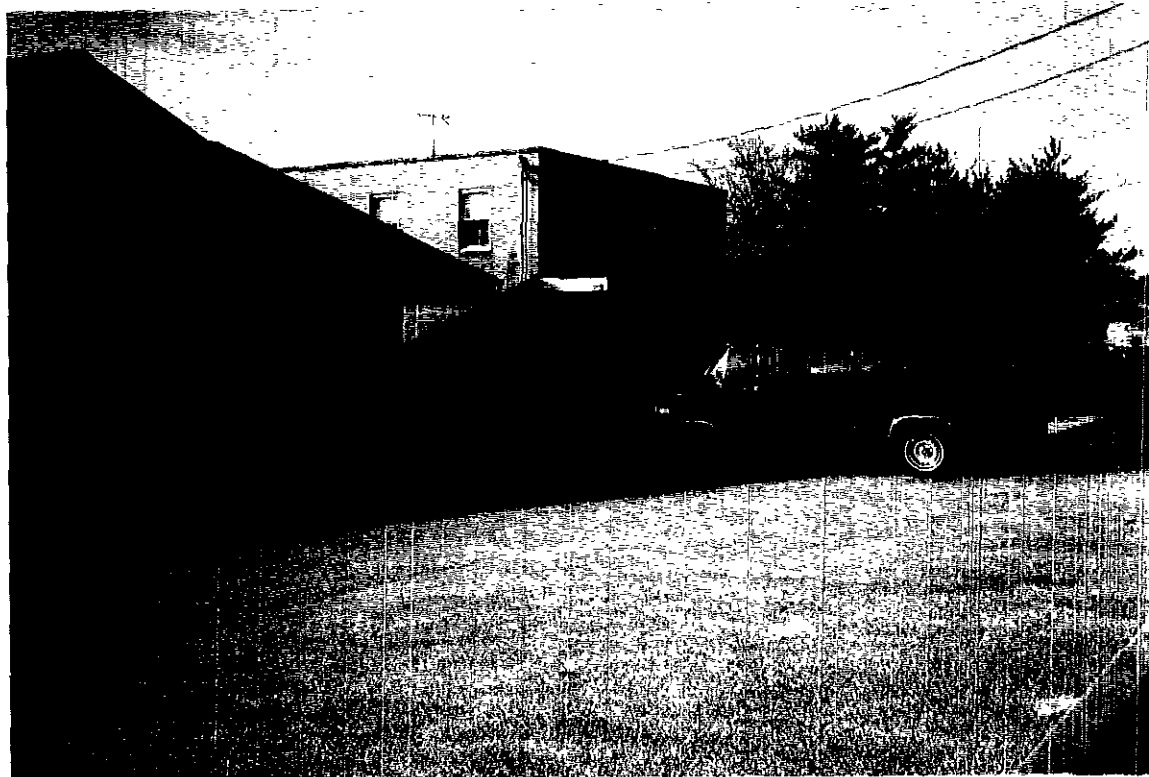


Petitioner's  
Exhibits 4A-4F  
95-24-A



Baltimore County Zoning Commissioner  
Office of Planning and Zoning  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, Maryland 21204





Pet Ex  
4A



4B



4C



4 D



4 E

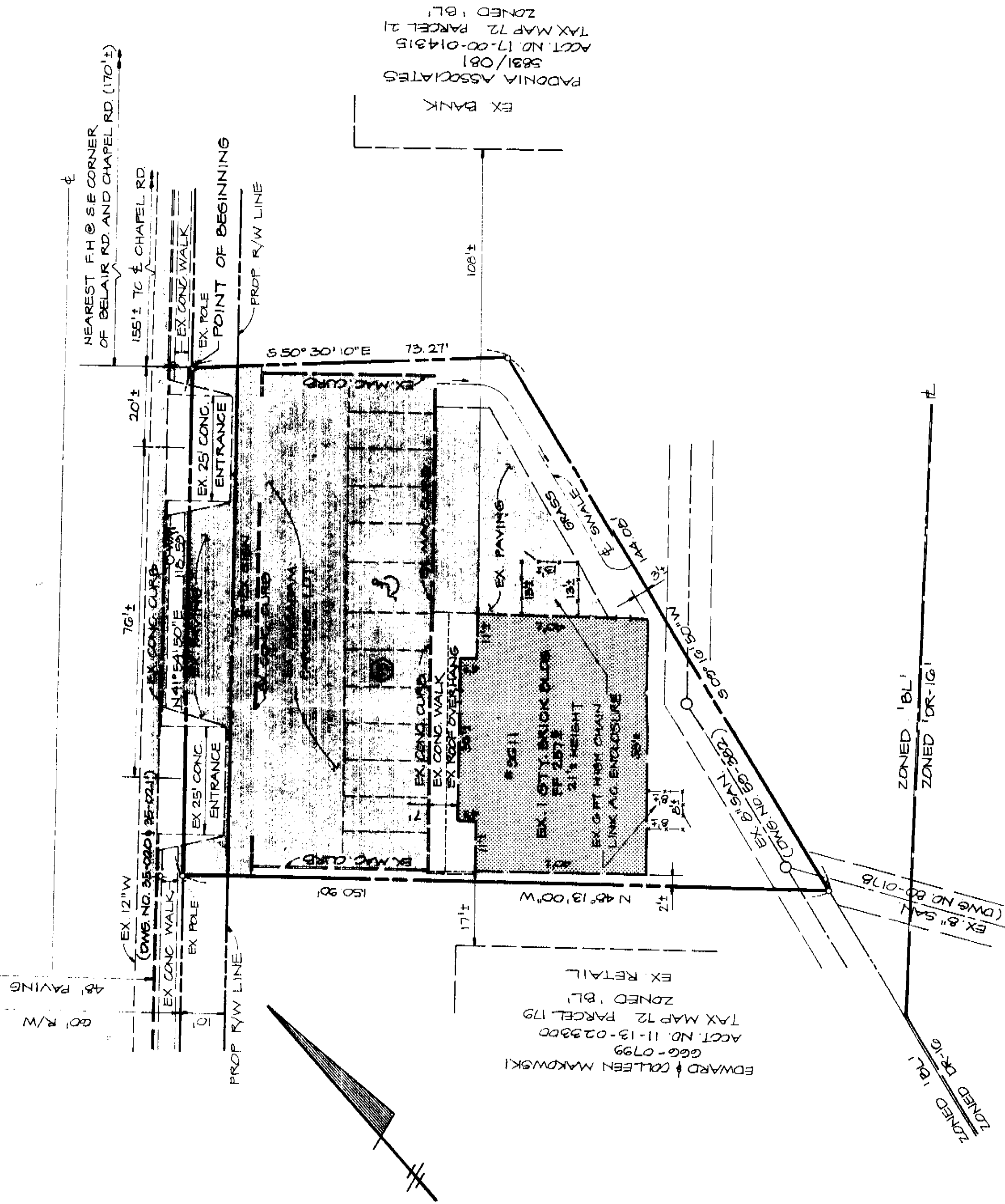


4 F

BELAIR ROAD  
(U.S. RTE. 1)

EX 12' W (DMS NO. 34-0001 35-0210)  
EX 4' SAG

EX 4' SAG



"CHAPEL MANOR APTS"  
CHAPEL BELL REALTY CO.  
42/45  
ACCT. NO. 11-1800-00245G  
TAX MAP 72 PARCEL 171  
ZONED 'OR-1G'

KCW Consultants, Inc.  
Civil Engineers and Land Surveyors  
3104 Timanus Lane  
Suite 101  
Baltimore, Maryland 21244  
(410) 281-0033

OWNER:  
CLOVERLAND FARMS DAIRY, INC.  
2200 N. MONROE ST.  
BALTIMORE, MARYLAND 21217

LEASEE:  
MR. DOUGLAS PARKER  
1 PERRY RIDGE CT.  
BALTIMORE, MARYLAND 21236  
TEL (410) 882-8257

REVISIONS

DATE	DESCRIPTION

A VARIANCE REQUESTED FROM RCZR SECTION 409.6.A.2 TO PERMIT 15 PARKING SPACES IN LIEU OF THE REQUIRED 40 PARKING SPACES.

PLAN TO ACCOMPANY ZONING VARIANCE

PETITIONER'S  
EXHIBIT NO. 1

9611 BELAIR ROAD  
PERRY HALL, MARYLAND 21236

11TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

MICROFILMED

K C W CONSULTANTS, INC.

PRINT DATE

VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES

1. LEASEE

Mr. Douglas Parker

1 Perry Ridge Court

Baltimore, Maryland 21237

2. OWNER

Cloverland Farms Dairy, Inc.

2200 North Monroe Street

Baltimore, Maryland 21217

3. LOCATION

9611 Belair Road

Perry Hall, Maryland 21238

4. ACCOUNT NO.

11/180000 8002

5. MAP REFERENCE

2200/147

6. GRID

1141

7. AREA

0.31 ac. (1359 ± s.f.)

8. ELECTION DISTRICT

11th

9. COUNCILMANIC DISTRICT

5

10. REGIONAL PLANNING DISTRICT

4113.3

11. WATERHELD

Honeygo

12. SUBSEVERSHED

22

13. ZONING

'BL-1' (Zoning Map No. NE-11-14)

14. EXISTING LAND USE

Dairy Store

15. PROPOSED LAND USE

Bakery and at down Cafe

16. BUILDING SETBACKS: REQUIRED

EXISTING

PROPOSED

FRONT YARD

10' 53' ±

REAR YARD

0' 2' ±

17. FLOOR AREA RATIO

2484 s.f. / (631 ac.)

13,503.6 s.f. = 0.18

18. PARKING

PARKING REQUIRED: 16/1000 s.f. x 2484 = 39.42 = 40

PARKING PROVIDED: 13 (VARIANCE REQUESTED)

19. NUMBER OF EMPLOYEES

5

20. HOURS OF OPERATION

6:00 am - 6:00 pm Mon. Through Sun.

21. UTILITIES

Existing

Proposed

Water

Sanitary

(B.C. DWG No. 35-020 & 35-021)

(B.C. DWG No. 35-382, 35-376 & 35-377)

22. There are no known existing streams, bodies of water, springs, wetlands, 100-year flood plains, historic buildings, archaeological resources, designated species habitats, wells, septic areas, hydric soils, or hazardous material sites located on this property.

23. SIGNS: All signs shall comply with Baltimore County Zoning Regulations Section 413 and all zoning policies.

24. AVERAGE DAILY TRIPS (A.D.T.): 206/1000 s.f. = 508 A.D.T.

25. LIGHTING: All existing or proposed lighting shall not be directed toward public rights-of-way.

26. There are no previous CHG's or waivers.

27. Previous Commercial Permits: None known

28. Previous Zoning Hearings: None known



IN RE: PETITION FOR VARIANCE  
9611 Belair Road,  
E/8 Belair Road,  
115' SW of C/L  
Chapel Road 11th Election  
District, Fifth  
Councilmanic District  
  
CLOVERLAND FARMS DAIRY,  
INC.,  
  
Petitioner

BEFORE THE  
DEPUTY ZONING  
COMMISSIONER FOR  
BALTIMORE COUNTY  
  
Case No.: 95-24-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance filed by the legal owners of the subject property, Cloverland Farms Dairy, Inc., by and through their attorney, Julius W. Lichter, Esquire. The Petitioner requests relief from Section 409.6(A)(2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 13 parking spaces in lieu of the required 40 spaces in accordance with Petitioner's Exhibit 1.

Appearing and testifying on behalf of the Petition were Edwin S. Howe III, a professional engineer who prepared the site plan for the property, and Douglas Parker the proprietor of a bakery/restaurant proposed for the subject location. The Petitioner was represented by Julius W. Lichter, Esquire and Howard Alderman, Esquire. There were no Protestants.

The proffered testimony presented by Julius W. Lichter, Esquire indicated that the subject property, comprised of approximately .31 gross acres is located in the Southeast side of

1

Belair Road and that the entire subject property is zoned BL-CNS.

The proffer and testimony indicated that while the variance requested is necessitated by the seating area for approximately 30 patrons, the business will be primarily a bakery with accessory food items for sale to a predominately carry-out customer with some seating for people wishing to eat on the premises. The hours of operation will be from 6:00 a.m. to 9:00 p.m. There is no enlargement of the existing building planned, the building having been occupied by a High's Convenience Store which has been closed for six (6) months. In response to the suggestions of the Department of Public Works, the Petitioner has submitted as Petitioner's Exhibit No. 2, a plan showing that four (4) additional parking spaces will be provided for employee parking.

The variance requested would permit the subject property to be used for a permitted purpose. I am persuaded by the proffered testimony that due to the size, shape and configuration of the subject property, that strict compliance with the BCZR would result in practical difficulty as related to the proposed use. The testimony indicated that the relief requested was the minimum relief necessary, that it would do substantial justice to the Petitioner and other property owners in the district, and that it could be granted within the spirit and intent of the BCZR without jeopardizing the security of the public health, safety and welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and its property. *Melean v. Soley*, 270 Md. 208 (1983).

ORDER RECEIVED FOR FILING  
Date 8/24/94  
By [Signature]

2

To prove practical difficulty for an area variance, the Petitioner must meet the requirements of BCZR § 307.1 and the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1984).

It is clear from the testimony that if the variance requested is granted, the proposed use will not be contrary to the spirit of the BCZR and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardships will result if the variance requested is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land and structure which is the subject of this variance request, and that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to the subject property. In addition, the relief requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the BCZR.

ORDER RECEIVED FOR FILING  
Date 8/24/94  
By [Signature]

3

Pursuant to the advertisement, posting of the subject property, and public hearing on the Petition held, and for the reasons given above, the Petition for Variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of August, 1994 that the Petition for Variance from BCZR Sections 409.6 (A)(2) to permit 13 parking spaces in lieu of the required forty (40), as more particularly described in Petitioner's Exhibits 1 and 2 are hereby GRANTED, subject, however to the restriction below:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 8/24/94  
By [Signature]

4

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204  
  
(410) 887-4386  
  
August 24, 1994

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue, Suite 113  
Towson, Maryland 21204  
  
RE: PETITION FOR VARIANCE  
E/8 Belair Road, 115' SW of the C/L of Chapel Road  
(9611 Belair Road)  
11th Election District - 5th Councilmanic District  
Cloverland Farms Dairy, Inc. - Petitioner  
Case No. 95-24-A

Dear Mr. Lichter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

[Signature]  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:hjs

cc: People's Counsel

File

## Petition for Variance

to the Zoning Commissioner of Baltimore County  
for the property located at 9611 Belair Road, Perry Hall  
which is presently zoned BL-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.6.A.2 to permit 13 parking spaces in lieu of the required 40.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

site constraints, irregular shape of the lot, and additional reasons to be presented at the public hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Agent:

Douglas Parker  
[Signature]  
J Perry Ridge Court  
Baltimore, MD 21237

Attorney for Petitioner:  
Julius W. Lichter  
[Signature]  
Julius W. Lichter  
305 W. Chesapeake Ave., #113  
Towson, MD 21204  
Phone No. 321-0600

Address:  
Towson, MD 21204  
City

Address:  
Towson, MD 21204  
City

Address:  
Towson, MD 21204  
City

Address:  
Towson, MD 21204  
City

Address:  
Towson, MD 21204  
City

Address:  
Towson, MD 21204  
City

Write on separately, attach and affix, under the penalties of perjury, that I/we are the legal owner(s) of the property herein to the subject of this Petition.

Legal Owner(s):  
Cloverland Farms Dairy, Inc.  
[Signature]  
John M. Kemp V.P.  
By: John M. Kemp  
[Signature]  
John M. Kemp

Address:  
Baltimore, MD 21237  
City

Address:  
Baltimore, MD 21237  
City

Address:  
Baltimore, MD 21237  
City

Address:  
Baltimore, MD 21237  
City

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Address:  
Baltimore, MD 21237  
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Address:  
Baltimore, MD 21237  
City

Address:  
Baltimore, MD 21237  
City

William K. Woody, L.S.

Douglas L. Kennedy, P.E.

KCW Consultants, Inc.

Civil Engineers and Land Surveyors  
3104 Immanus Lane, Suite 101 / Baltimore, Maryland 21244

(410) 281-0030 / 281-0033 / Fax (410) 298-0604

May 26, 1994

ZONING DESCRIPTION OF PROPERTY OF  
CLOVERLAND FARMS DAIRY, INC.

Located at 9611 Belair Road  
Perry Hall, Maryland 21236

11th Election District  
Baltimore County, Maryland

Deed Reference: E.H.K., Jr. 5566 Page 347

BEGINNING at a point on the east side of Belair Road, 60 feet wide at the distance of 155 feet, more or less, southwest of the centerline of Chapel Road, 60 feet wide. Thence the following courses and distances:

1. S 50°30'10" E 73.27 feet;
2. S 09°16'50" W 144.08 feet;
3. N 48°13'00" W 150.90 feet;
4. N 41°54'50" E 118.59 feet to the place of beginning as recorded in deed Liber E.H.K., Jr. 5566 Page 347.

Containing 0.3101 acres of land, more or less.

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 8/24/94  
Posted for: Variance  
Petitioner: Cloverland Farms Dairy, Inc. & Douglas Park  
Location of property: 9611 Belair Rd., P.H.  
Location of Sign: Facing east side of property, along road  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: 9/5/94  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., August 5, 1994  
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 4, 1994.

THE JEFFERSONIAN,  
A. Henrichsen  
LEGAL AD. - TOWSON

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 100 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 at the following:

Case: 95-24-A  
(Item 24)  
9611 Belair Road, 165' NW of Chapel Road  
11th Election District  
5th Councilmanic District  
Cloverland Farms Dairy, Inc.  
Contract Purchaser/Agent: Douglas Parker  
Hearing: Wednesday, August 24, 1994 at 11:00 a.m. in Rm. 100, County Office Building.

Variance to permit 13 parking spaces in lieu of the required 40.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are held on Wednesdays for regular or accommodations. Please call 887-3391 for information on accommodations. (2) For information on accommodations, call 887-3391. (3) For information on accommodations, call 887-3391. (4) For information on accommodations, call 887-3391.





Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
95-24-A

Account: R-16150

Item Number 24

Taken In by: [Signature]

Date 7-22-94

owner: Cloverland Farms Dairy, Inc.

attest: Purchaser/Lessee Douglas Parker

18, 9611 Belair Rd

020 Commercial Variance Filing Fee 250.00

030 Sign & posting 35.00

Total 285.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

#### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

[Signature]  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Case No.: \_\_\_\_\_ Item No.: 24

Petitioner: Douglas Parker / Cloverland Farms Dairy, Inc.

LOCATION: 9611 Belair Road, Perry Hall

#### PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. Douglas Parker

ADDRESS: 1 Perry Ridge Court

Baltimore, MD 21237

PHONE NUMBER: 665-2547

AJ:ggg  
(Revised 3/29/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-24-A (Item 24)  
9611 Belair Road, 151' SW of c/l Chapel Road  
11th Election District - 5th Councilmanic  
Legal Owner(s): Cloverland Farms Dairy, Inc.  
Contract Purchaser(s): Douglas Parker  
HEARING: WEDNESDAY, AUGUST 24, 1994 at 11:00 a.m. in Rm. 106 County Office Building.

Variance to permit 13 parking spaces in lieu of the required 40.

[Signature]  
Arnold Jablon  
Director

cc: Cloverland Farms Dairy, Inc.  
Douglas Parker  
Julius W. Lichter, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Recycled Ink  
on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

August 19, 1994

(410) 887-3353

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue  
Suite 113  
Towson, MD 21204

RE: Item No. 24, Case No. 95-24-A  
Petitioner: Cloverland Farms Dairy, Inc.  
Petition for Variance

Dear Mr. Lichter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 23, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: August 9, 1994

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
For August 8, 1994  
Item No. 24

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the State Highway Administration Standards and Specifications for all improvements, entrances and construction affecting the State road, in addition to those of Baltimore County.

It is recommended that all excess paving be removed from the right-of-way to the inside existing curb. A streetscape treatment in accordance with the Landscape Manual should be provided.

It is strongly suggested that some additional parking be provided to the east of the existing building and be clearly marked as employee parking.

RWB:gn

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/29/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 15, 16, 17, 18, 19, 21, 22, 23 AND 24.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

8-3-94

JULIE WINIARSKI:  
Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 24 (JJS)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

[Signature]  
BOB SMALL  
DAVID N. KANSEY, ACTING CHIEF  
John Contestabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 12, 1994

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 24, 25, 26, 29, 30, 31, 32, 33 and 34.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: [Signature]

Division Chief: [Signature]

PK/JL:lw

ZAC 24/PZONE/ZAC1



BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 95-24-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
Douglas Baker

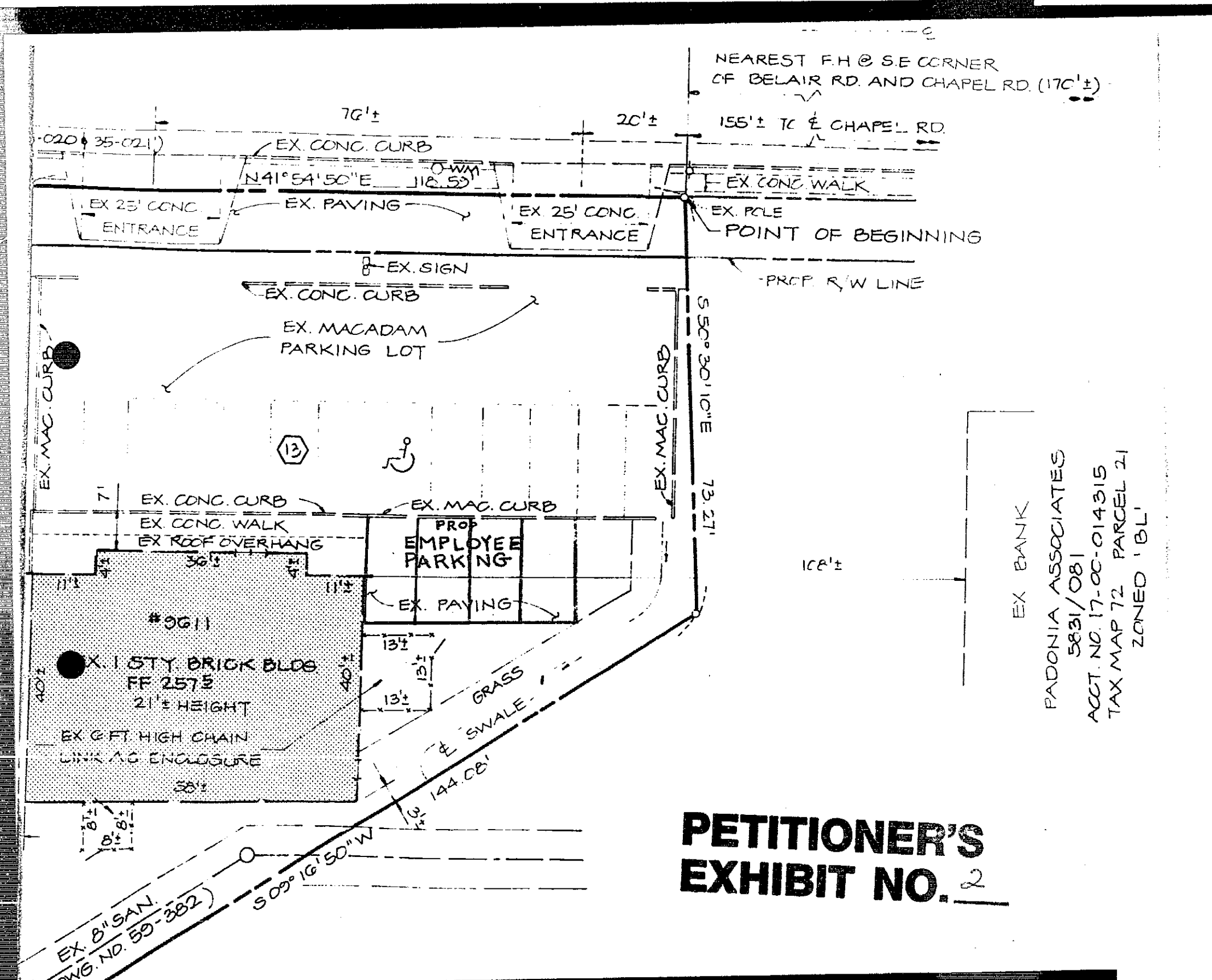
ADDRESS  
4 Ridge Ct  
01016 Mel 21257


Printed with Soybean Ink  
on Recycled Paper

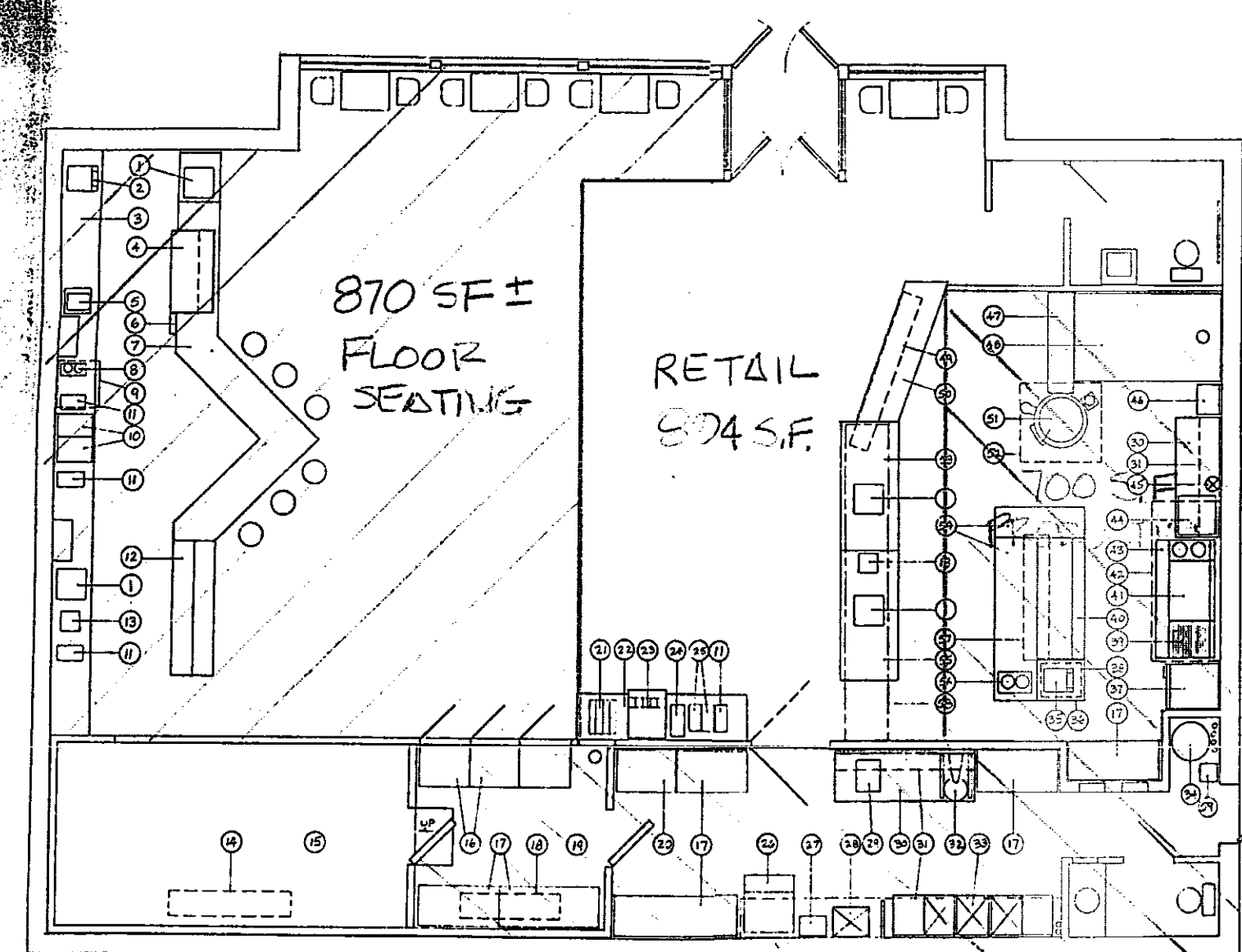
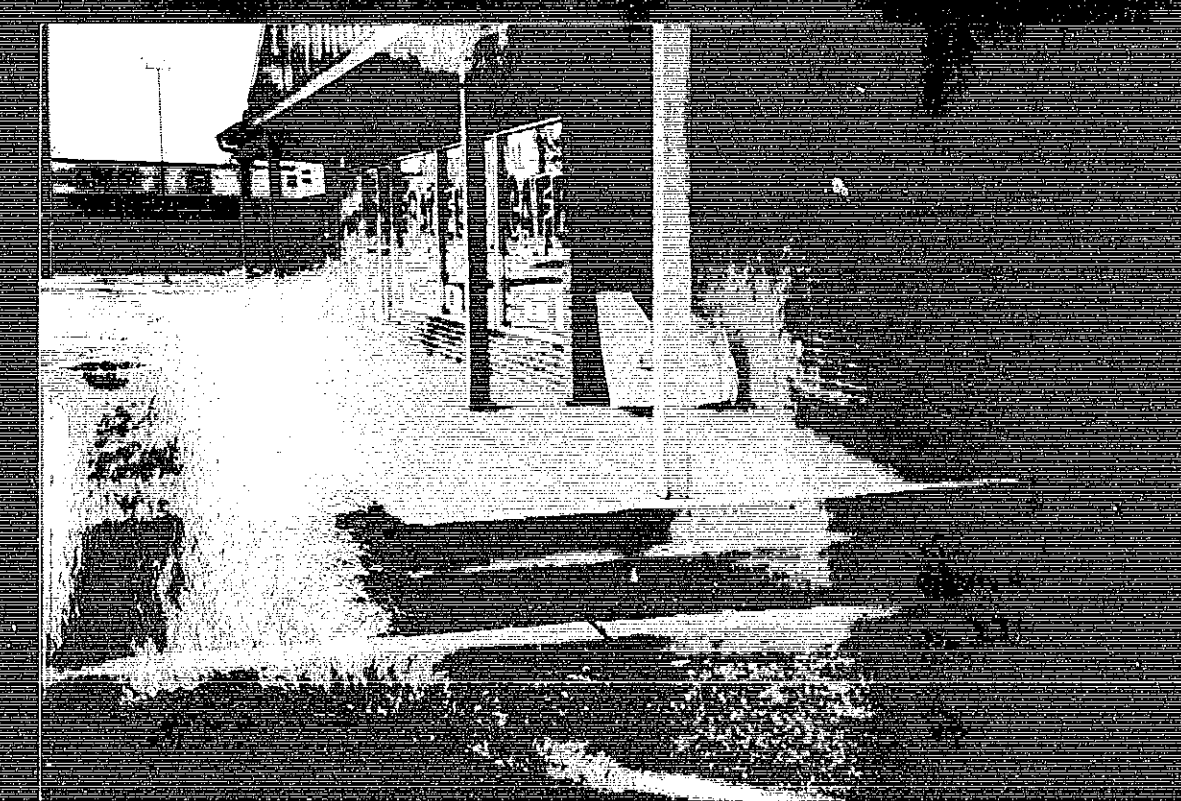
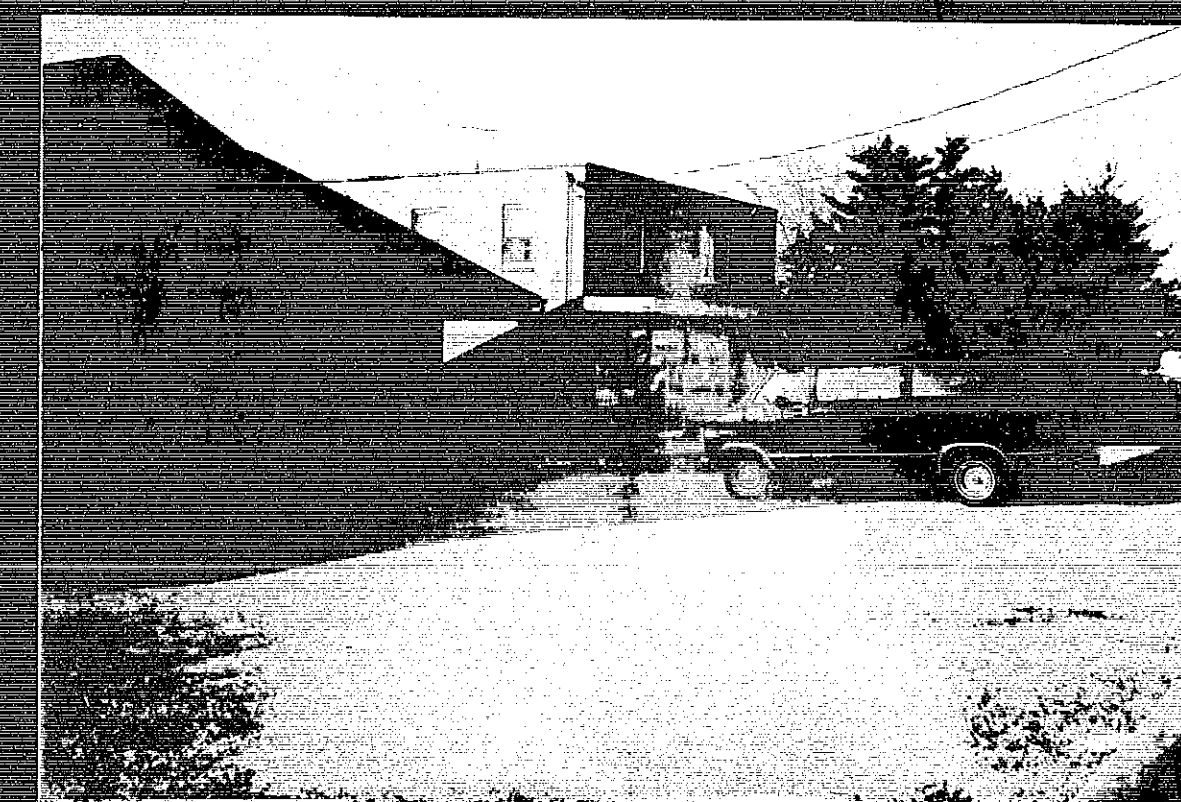
1"=200' PHOTOGRAPHIC MAP N.E. 11-H #24

95-74-A

The image is a high-contrast, black and white aerial photograph of an urban area. A prominent diagonal line, possibly a railroad or major road, bisects the scene from the upper left to the lower right. To the left of this line, a dense residential neighborhood is visible, characterized by numerous small, light-colored buildings and interspersed trees. To the right of the diagonal line, the urban layout changes, featuring larger, more rectangular building footprints and a more regular street grid. A specific location is highlighted with a small star symbol and the word 'SITE' printed next to it. The map is framed by a title at the top: '1"=200' PHOTOGRAPHIC MAP' on the left and 'N.E. 11-H #24' on the right. A handwritten alphanumeric code '95-74-A' is written vertically along the left edge of the image.



Petitioner's  
Exhibits 4A-4F  
95-24-A

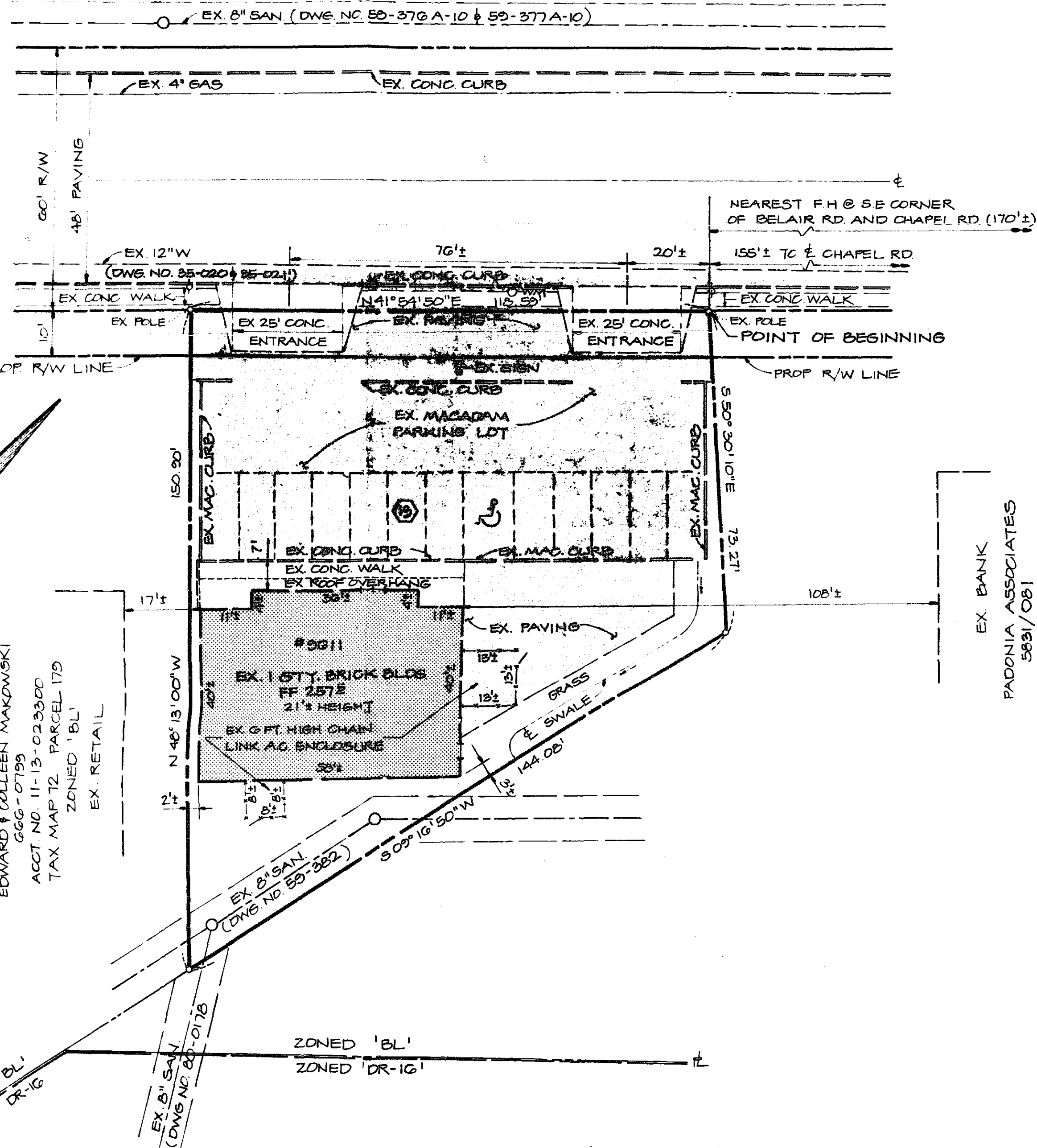


**PETITIONER'S  
EXHIBIT NO. 3**



# BELAIR ROAD

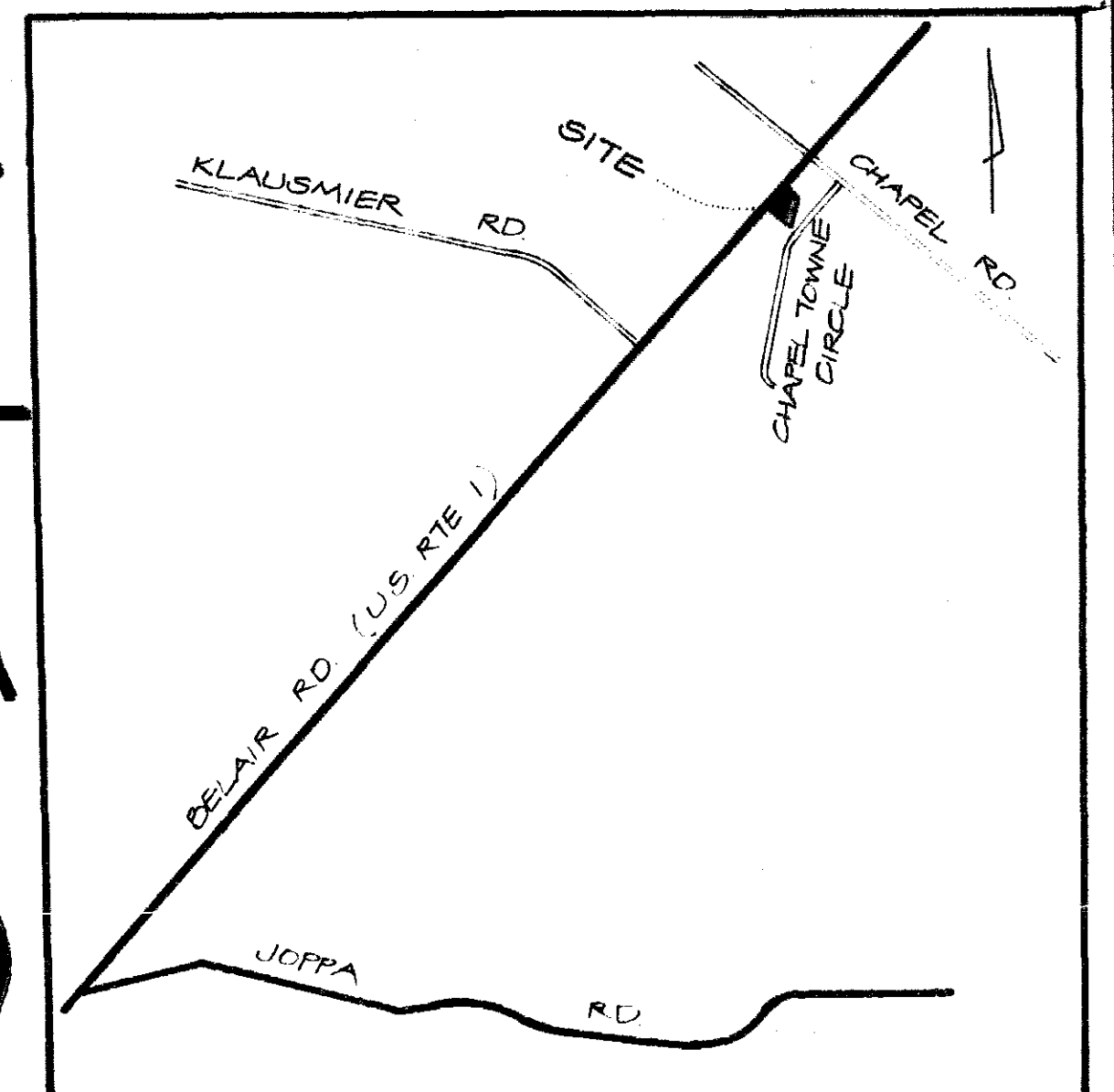
(U.S. RTE. 1)



EDWARD & COLLEEN MAKOWSKI  
GGG-0799  
ACCT. NO. 11-13-023900  
TAX MAP 72 PARCEL 179  
ZONED 'BL'  
EX. RETAIL

"CHAPEL MANOR APTS."  
CHAPEL BELL REALTY CO.  
42/45  
ACCT. NO. 11-1000-002456  
TAX MAP 72 PARCEL 179  
ZONED 'DR-1G'

EX. BANK  
PADONIA ASSOCIATES  
583/081  
ACCT. NO. 17-00-014315  
TAX MAP 72 PARCEL 21  
ZONED 'BL'



## VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES

- LEASEE: Mr. Douglas Parker  
1 Perry Ridge Court  
Baltimore, Maryland 21237
- OWNER: Cloverland Farms Dairy, Inc.  
2200 North Monroe Street  
Baltimore, Maryland 21217
- LOCATION: 9611 Belair Road  
Perry Hall, Maryland 21236
- ACCOUNT NO.: 11/160000 8902  
DEED REFERENCE: 5566/347  
MAP: 72  
GRID: 3  
PARCEL: 1141  
AREA: 0.31 ac. (13504 s.f.)
- ELECTION DISTRICT: 11th  
COUNCILMANIC DISTRICT: 5  
CENSUS DISTRICT: 4113.3  
REGIONAL PLANNING DISTRICT: 317A  
WATERHED: Honeygo  
SUBSEWERSHED: 22
- ZONING: 'BL-CNS' (Zoning Map No. NE-11-H)
- EXISTING LAND USE: Dairy Store
- PROPOSED LAND USE: Bakery and sit down Cafe
- BUILDING SETBACKS: REQUIRED EXISTING PROPOSED  
FRONT YARD: 10' 53' ± 53' ±  
SIDE YARD: 0' 2' ± 2' ±  
REAR YARD: 0' 3' ± 3' ±
- FLOOR AREA RATIO: 2464 s.f. / (0.31 ac.)  
13,503.6 s.f. = 0.18
- PARKING: PARKING REQUIRED: 16/1000 s.f. x 2464 = 39.42 = 40  
PARKING PROVIDED: 13 (VARIANCE REQUESTED)
- NUMBER OF EMPLOYEES: 5
- HOURS OF OPERATION: 6:00 am - 8:00 pm Mon. Through Sun.
- UTILITIES: Existing Existing Water Sanitary (B.C. Dwg. No. 35-020 & 35-021  
(B.C. Dwg. No. 59-382, 59-376 & 59-377)
- There are no known existing streams, bodies of water, springs, wetlands, 100-year flood plains, historic buildings, archaeological sites, endangered species habitats, wells, septic areas, hydric soils, or hazardous material sites located on this property.
- SIGNS: All signs shall comply with Baltimore County Zoning Regulations Section 413 and all zoning policies.
- AVERAGE DAILY TRIPS (A.D.T.): 206/1000 s.f. = 508 ADT.
- LIGHTING: All existing or proposed lighting shall not be directed toward public rights-of-way.
- There are no previous CRG's or waivers.
- Previous Commercial Permits: None known
- Previous Zoning Hearings: None known

PRINT DATE

K C W CONSULTANTS, INC.

**VARIANCE REQUESTED**  
A VARIANCE IS REQUESTED FROM DCZR SECTION 409.6.A.2 TO PERMIT 13 PARKING SPACES IN LIEU OF THE REQUIRED 40 PARKING SPACES.

## PLAN TO ACCOMPANY ZONING VARIANCE PETITIONER'S EXHIBIT NO. 1

9611 BELAIR ROAD  
PERRY HALL, MARYLAND 21236

11TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

KCW Consultants, Inc.  
Civil Engineers and Land Surveyors  
3104 Timanus Lane  
Suite 101  
Baltimore, Maryland 21244  
(410) 281-0033

OWNER:  
CLOVERLAND FARMS DAIRY, INC.  
2200 N. MONROE ST.  
BALTIMORE, MARYLAND 21217

LEASEE:  
MR. DOUGLAS PARKER  
1 PERRY RIDGE CT.  
BALTIMORE, MARYLAND 21236  
TEL. (410) 882-8287

REVISIONS	
DATE	DESCRIPTION

KCW J.O. 9494  
SCALE: 1" = 20'  
DATE: MAY 10, 1994  
DESIGNED: CHC  
DRAWN: CHC  
CHECKED: DLK  
DRAWING NO.: